



DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: March 23, 2011

CMPT-2010-0008; New Road Substation

DECISION DEADLINE: April 30, 2011

ELECTION DISTRICT: Dulles **PROJECT PLANNER:** Evan Harlow

EXECUTIVE SUMMARY

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted an application for Commission Permit to install a utility substation, transmission, with associated monitoring equipment in the AR-2 (Agricultural-2) and TR-3UBF (Transitional Residential-3) zoning districts. The area of the proposed utility substation is zoned AR-2 and is an approximately 3.3 acre portion of a 21.85 acre parcel that is located approximately 0.3 miles southeastward of the intersection of James Monroe Highway (Route 15) and New Road (Route 600), at 24784 James Monroe Highway, Aldie, Virginia. The area is governed by the policies of the Revised General Plan (Rural Policy Area) which designate this area for rural economy uses and limited residential development.

RECOMMENDATIONS

Staff recommends approval of this application subject to the findings contained in the March 23, 2011 Planning Commission Staff Report.

SUGGESTED MOTIONS

1. I move that the Planning Commission approve CMPT 2010-0008, New Road Substation and forward it to the Board of Supervisors for ratification based on the findings in the March 23, 2011 Staff Report and the Commission Permit Plat prepared by Burgess and Niple, dated August 8, 2010 and revised through February 14, 2011.

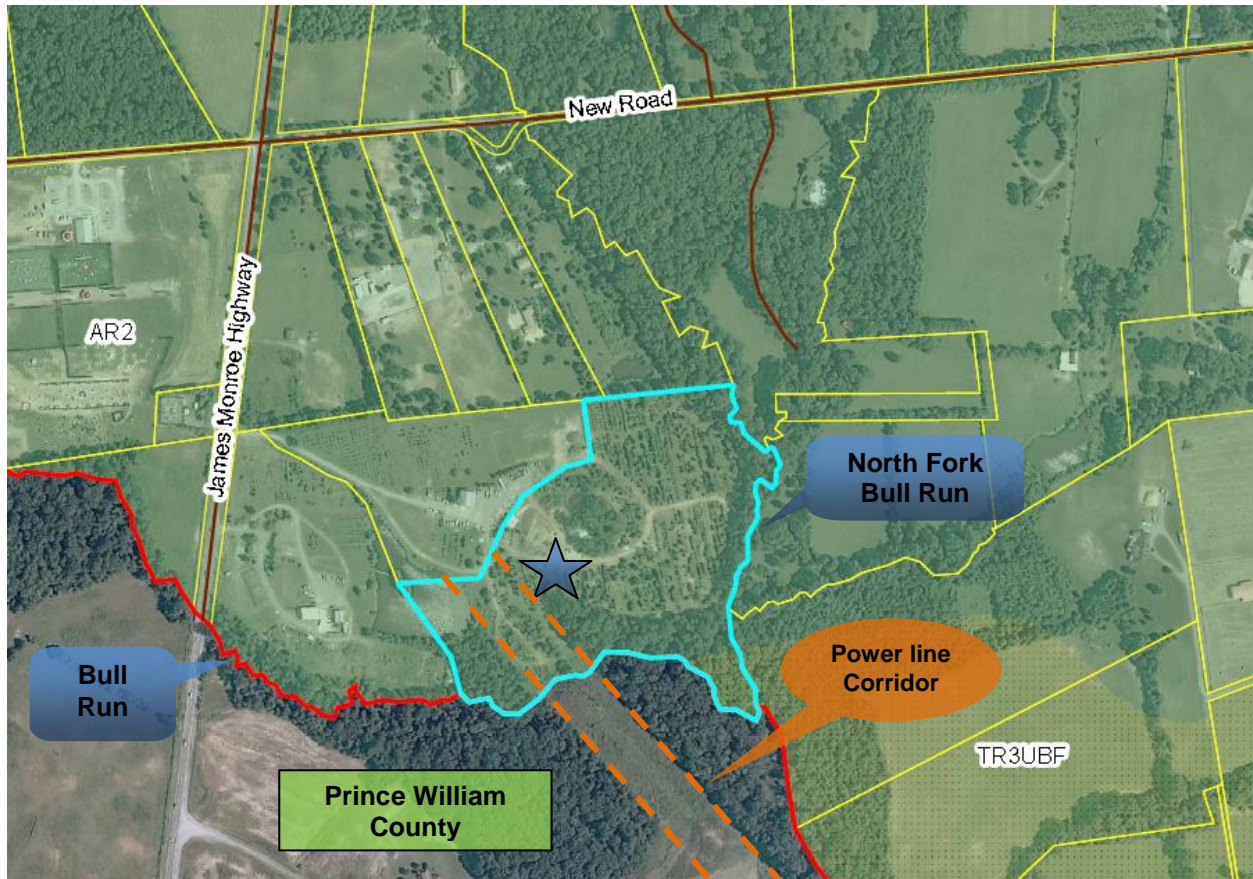
Or,

2. I move that the Planning Commission forward CMPT 2010-0008; New Road Substation to a Planning Commission work session for further discussion.

Or,

3. I move an alternate motion.

VICINITY MAP



Directions: From Leesburg, take James Monroe Highway (Route 15) south. Turn left onto unnamed 50' Private Access and Utility Easement (situated .2 miles south of the Route 15 and New Road Route 600 intersection), across the street from existing Cedar Gove utility substation and Pev's Paintball. Property addressed at 24784 James Monroe Highway.

TABLE OF CONTENTS

| | | |
|------|---------------------------------------|----|
| I. | Application Information..... | 4 |
| II. | Referral Agency Comment Summary..... | 5 |
| III. | Findings..... | 6 |
| IV. | Project Review | |
| | A. Context..... | 7 |
| | B. Summary of Outstanding Issues..... | 10 |
| | C. Overall Analysis..... | 10 |
| V. | Attachments..... | 16 |

I. APPLICATION INFORMATION

APPLICANT: Virginia Electric & Power Company
D/b/a Dominion Virginia Power
Jonathon W. Schultis
701 East Cary Street, 12th Floor
Richmond, VA 23219
804-771-6948
Jonathon.W.Schultis@dom.com

REPRESENTATIVE: Same as Applicant

APPLICANT'S REQUEST: Commission permit to allow the installation of a utility substation-transmission with associated monitoring equipment in the AR-2 (Agricultural-2) zoning district. The application was accepted for review August 17, 2010.

LOCATION: 0.3 miles southeast of the James Monroe Highway (Route 15) and New Road (Route 600) intersection, addressed at 24784 James Monroe Highway.

TAX MAP/PARCEL #: Tax Map /99//32////FL/
MCPI #326-15-3712

ZONING: Revised 1993 Zoning Ordinance
AR-2 (Agricultural-2), TR-3UBF (Transitional Residential-Upper Broad Foley), and FOD (Floodplain Overlay District)

ACREAGE: 3.3 acres of 21.85 acres

SURROUNDING ZONING/ LAND USES

| | | |
|-------|-----------------------|--------------------------|
| North | AR-2 | Agricultural/Residential |
| South | Prince William Co, VA | Agricultural/Residential |
| East | AR-2/TR-3UBF | Agricultural/Residential |
| West | AR-2 | Nursery |

ELECTION DISTRICT: Dulles

CMPT-2010-0008
New Road Substation
Planning Commission Public Hearing
March 23, 2011

| Referral Agency | Issues |
|---------------------------------------|---|
| Community Planning | <ul style="list-style-type: none"> • (Commission Permit). General location, character, and extent of public facilities to be in substantial conformance with land use policies of the <u>Revised General Plan</u> (RGP) (Rural Policy Area), Status: No issue- Public Utility use consistent with planned land use designation. (Rural). • Consistency with the <u>Revised General Plan</u> (RGP) (Energy and Communications Policies)-The RGP supports the timely delivery of electrical service to businesses and households while minimizing negative visual impacts. Status-No Issue-The substation will provide added electrical power to supply the increased power demand while providing adequate spacing and screening from adjacent properties. • Consistency with the <u>Revised General Plan</u> (RGP) Chapter 5, Historic and Archaeological Resources, Policy 11 and Heritage Preservation Plan, Chapter 2, Archaeological Resource Policy 9; Status-No issue, No archaeological resources were identified as part of the Phase I Archaeological Survey. • Recommend relocating substation outside of the 300' no-build buffer and 200' transitional buffer. Status: Resolved- Plan permits the location of utilities within the no-build buffer and transitional buffer with the use of river and stream corridor resource and best management practices to protect and enhance biological integrity of River and Stream Corridor. |
| Zoning Admin | <ul style="list-style-type: none"> • Substation situated within portions of the 150' Scenic Creek Valley Buffer-Substation moved north and east to avoid disturbance in the Scenic Creek Valley Buffer-Status: Resolved • Type IV buffer along west perimeter of substation cannot be located in existing NOVEC Easement-Portions of the buffer shifted to western property boundary. Areas of low shrub plantings will be provided along the western periphery of the substation-Status: Resolved • New plantings and existing vegetation to be used to satisfy Type IV buffer yard requirement-existing vegetation to meet buffer requirements verified at Site Plan stage-Status: Resolved |
| Health, Environmental | <ul style="list-style-type: none"> • Abandon existing well and drainfield prior to the demolition of the existing work shed or grading on-site, whichever occurs first; Status: Resolved Note placed on the Commission Permit plat noting the abandonment prior to razing of structures or any grading on-site, whichever occurs first. |
| Transportation Planning | <ul style="list-style-type: none"> • The substation will generate a nominal amount of trips per month for routine maintenance and monitoring purposes.-Status: No Issue |
| Environmental | <ul style="list-style-type: none"> • Depict Steep Slopes on Plan-Status: Resolved Steep Slopes illustrated on Commission Plat. The substation is located outside of steep slope areas. Any disturbance in areas of steep slopes requires adherence to Section 5-1508 of the <u>Revised 1993 Zoning Ordinance</u> and will be verified at Site Plan. • Chapter 5 of the FSM regulates stormwater management for "hotspot" uses- Status: No Issue- Staff will inquire into the presence of liquids with hydrocarbons or other toxic materials and may require secondary containment measures consistent with FSM Section 5.320.E.4.b during the review of the Site Plan. Note 8 has been placed on the plat noting that spill containment measures comprising of an oil containment system will be installed at transformer locations and that design will be verified at Site Plan. |
| Department of F&R Services | <ul style="list-style-type: none"> • Aldie Volunteer Fire and Rescue Station will provide fire and rescue service to site.- Status: No issue |

| POLICY OR ORDINANCE SECTIONS SUBJECT TO APPLICATION |
|--|
| Revised General Plan |
| Chapter 2/Energy and Communication Facilities text |
| Chapter 2/Energy and Communication Policies 1,2, and 3 |
| Chapter 5 / Green Infrastructure Policy 8 and 18b |
| Chapter 5/Historic and Archaeological Resources Policy 11 |
| Chapter 7/ Rural Policy Area, Land Use Pattern and Design |
| Chapter 7/ Planned Land Use Map |
| Chapter 8/ Transition Policy Area, Community Design |
| Chapter 11/ Design Guidelines |
| Revised Countywide Transportation Plan (CTP) |
| Heritage Resource Plan/Chapter 2, Archaeological Resource Policy 9 |
| Revised 1993 Zoning Ordinance |
| Section 4-1500: Floodplain Overlay District |
| Section 5-1000: Scenic Creek Valley Buffer |
| Section 5-1508: Steep Slope Standards |
| Section 5-616(A)(C)(D) & (E): Additional Regulations for Specific Uses |
| Section 2-202 and Table 2-202 (AR-2 District Use Table) |

III. FINDINGS

Staff is recommending approval based on the following findings:

1. The location, character, and extent of the use is in conformance with the policy guidance of the Revised General Plan which supports the timely delivery of gas, electrical, and communication services throughout the County.
2. The location of the utility substation-transmission adjacent to the existing overhead power lines, the preserved forest cover, and the provided Type IV buffer yards provide spatial separation from adjacent uses and landscape screening that adequately mitigates visual impacts to adjacent properties.
3. The utility substation-transmission is compatible with the surrounding area and is supported by the land use and energy policies of the Revised General Plan.
4. The utility substation-transmission generates minimal transportation impacts.
5. The proposal conforms to the applicable requirements of the Revised 1993 Zoning Ordinance.

IV. PROJECT REVIEW

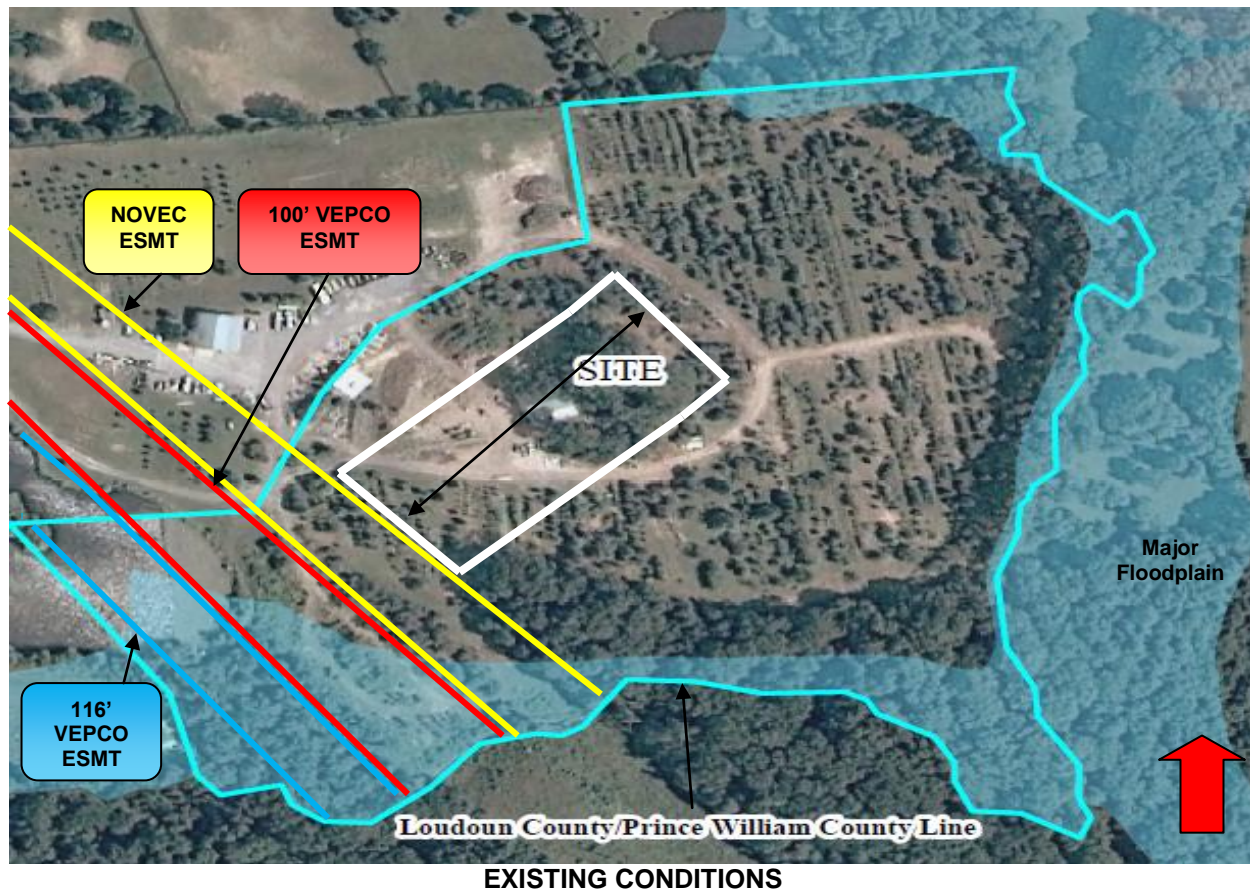
A. Context

Virginia Electric and Power Company d/b/a Dominion Virginia Power of Richmond, Virginia, has submitted an application for a Commission Permit to install a utility substation-transmission with associated monitoring equipment in the AR-2 (Agricultural-2) zoning district. The use is permitted by-right in the AR-2 zoning district, subject to the additional regulations of Section 5-616 of the Revised 1993 Zoning Ordinance, but requires Commission Permit approval to ensure the general location, character, and extent of the proposed use is in substantial accord with the Revised General Plan.

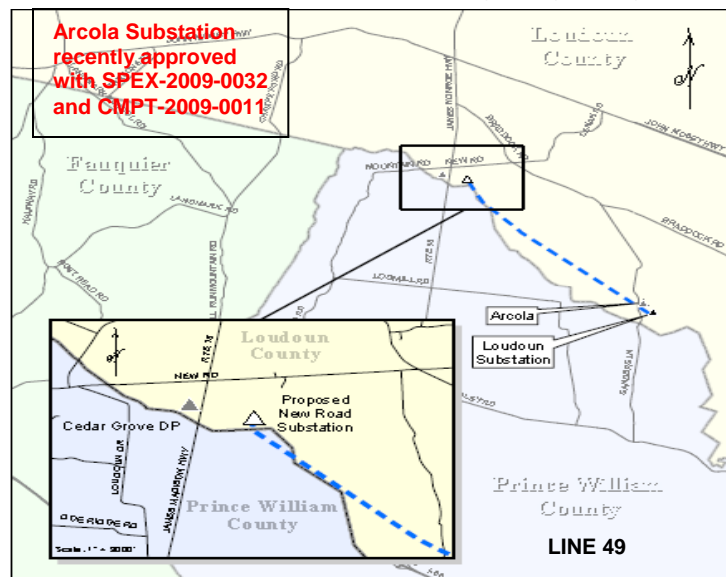
The property is approximately 21.85 acres in size and 3.3 acres (~15% of site) will be utilized for the utility substation. The property is located approximately .3 miles southeast of the James Monroe Highway (Route 15) and New Road (Route 600) intersection and is accessed by an existing fifty (50) foot Private Access and Utility Easement and a thirty (30) foot Access and Utility Easement extending from James Monroe Highway (Route 15).

The property is bounded by Bull Run to the south and North Fork Bull Run to the east, with 5.28 acres lying in major floodplain of the Bull Run tributaries. Moderately steep slope areas exist along the banks of North Fork Bull Run and moderate to steep slope areas exist southwest of the proposed substation. Areas of man-made steep slopes exist along the northern and eastern compound limits that were created by the previous owner as part of their landscape and nursery operation. The site contains heavily wooded areas along the limits of the Bull Run and North Fork Bull Run and along the northern and western property boundaries. Portions of an existing pond are located within and along the western property boundary.

The property immediately to the south in Prince William County is owned by Virginia Beef Corporation and primarily consists of agricultural uses with portions of the property containing overhead transmission lines. The properties surrounding the site to the north and east are zoned AR-2 (Agricultural/Rural), ranging in size from 5.5 acres to 27 acres, with residential dwellings as the primary use. The closest home lies approximately 600 feet to the north. The properties to the west, immediately adjacent to the site, are zoned AR-2 (Agricultural/Rural) and have been operating as a nursery and landscaping business since 1988. A majority of the site's 21.85 acres is planted with deciduous and evergreen trees that have served as an accessory tree farm to the adjacent landscaping and nursery operation. The property also contains a workshop and storage shed, both of which will be removed with the installation of the substation.

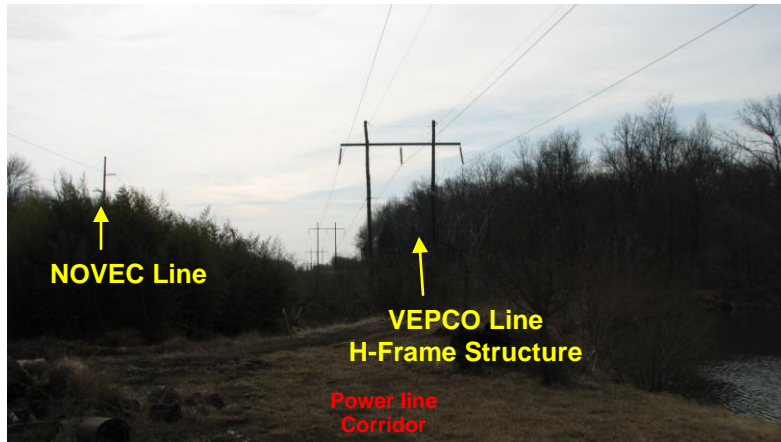


Dominion Virginia Power ("Dominion") purchased the property in April of 2010 primarily for the construction of the New Road electrical substation. The reason for the site selection is the proximity to the existing Loudoun-Middleburg radial transmission Line 49, portions of which run through the western half of the property. Line 49 runs from the Loudoun-Substation sited along Lightridge Farm Road (Route 705), extending



northwest through southern Loudoun County and portions of northern Prince William County to the Middleburg-Substation situated south of John Mosby Highway (Route 50). Due to increased demand for electricity along Line 49, Dominion submitted and obtained approval of the Double-Circuit 230 kV Transmission Line upgrade and approval of the New Road Substation site in a State Corporation Commission ("SCC") Final Order dated January 24, 2011. The upgrade will remove the existing single circuit wooden

H-frame structures (averaging 55' in height) and replace with 110' weathering steel structures. The proposed New Road Substation will act as a delivery point facility for the transmission lines.



Two separate overhead power lines run through the property; the first line is owned by NOVEC and the second line is owned by the Virginia Electric Power Company (VEPCO). The NOVEC line is an 115kV transmission line contained within a variable width easement. The VEPCO line is an 115kV transmission line contained within a 100' VEPCO easement. The power

lines within the 100' VEPCO easement are the transmission lines making up the Loudoun-Middleburg radial transmission Line 49. In addition to the aforementioned easements, a 116' VEPCO Easement exist along the western most portion of the property. This easement currently does not contain overhead power lines but is reserved for utility expansion that may become necessary in the future. Approximately 4 acres of the 21.85 acre site are within the aforementioned power line easements.

The electrical substation will be sited to the east of the variable width NOVEC power line easement and will contain a 406'x311' gravel pad for the electrical equipment and a 20'x40' Control House. The connection lines running from the upgraded 110' overhead poles will connect to several backbone structures (approximately 95' in height) within the substation. An 8' high security fence will be erected around the substation and a 25' Type IV landscape buffer planted along the northern and eastern substation limits. Due to the proximity of the substation to the existing NOVEC power line easement, a western Type IV buffer will be located along the western property boundary rather than the substation perimeter. The relocation of the buffer yard is necessary since the tree species and types required by the Zoning Ordinance exceed the NOVEC's height limit of 10' for plantings under overhead power lines. The Applicant will however plant low-lying shrubs along the western perimeter of the compound. Existing vegetation along the southeast property boundary will serve as meeting the Type IV buffer requirements along the southern substation limits. The location of the facility proximate to the existing transmission line corridor will avoid running longer overhead connections to Line 49 while maintaining an adequate distance from adjacent residential property boundaries.

It should be noted per Section 56-46.1 of the Code of Virginia and reiterated in Section 1-103(D)(1) of the Revised 1993 Zoning Ordinance, electrical transmission lines of 150kV or more that have been approved by the State Corporation Commission shall be deemed to have satisfied the requirements of the zoning ordinance. The Commission Permit request is solely for the utility substation-transmission.

B. Summary of Outstanding Issues

Staff's principle focus dealt with the substation's location within the 300' no-build buffer of Bull Run and the methods to mitigate the encroachment. The encroachment has been mitigated through the use of enhanced landscaping, tree preservation, and storm water management facilities. Staff has identified no remaining issues with this request.

C. Overall Analysis

COMPREHENSIVE PLAN

Land Use

The Revised General Plan designates the site for rural and transitional uses. The Rural Policy Area is planned for rural economy uses and limited residential development while the Transition Policy Area is intended to serve as a visual and spatial transition between the Suburban Policy Area and Rural Policy Area. (Revised General Plan, Chapter 7, Land Use Pattern and Design Text and Chapter 8, Transition Policy Area Text). The substation is located entirely within the AR-2 (Agricultural Rural) Zoning District and is therefore subject to the Rural Policy Area guidelines. The Plan does not place geographic limits on the location of electrical utility facilities in the Rural Policy Area in recognition that the timely delivery of electrical service is essential as development occurs. However, the Plan seeks to ensure the general location, character, and extent of the proposed use is in substantial accord with the Revised General Plan through the Commission permit review process. While the use of a utility substation-transmission may be appropriate in the Rural Policy Area, measures should be taken to avoid unnecessary visual impacts to adjacent properties.

The Revised General Plan views electrical services as an essential component of daily life; however, the infrastructure providing this service must complement the County's land use strategy. As a delivery point facility for the transmission lines, the substation will contain several backbone structures/poles of approximately 95' feet in height to provide connections to the upgraded overhead lines. The siting of the substation adjacent to the radial transmission lines is intended to reduce the need to run lengthier overhead connections from the transmission lines to the substation backbones as well as group the taller backbone structures adjacent to the 110' upgraded power line poles. The grouping of the taller structures and the shorter connection length from the substation to the overhead lines will result in less visual impacts to surrounding properties.

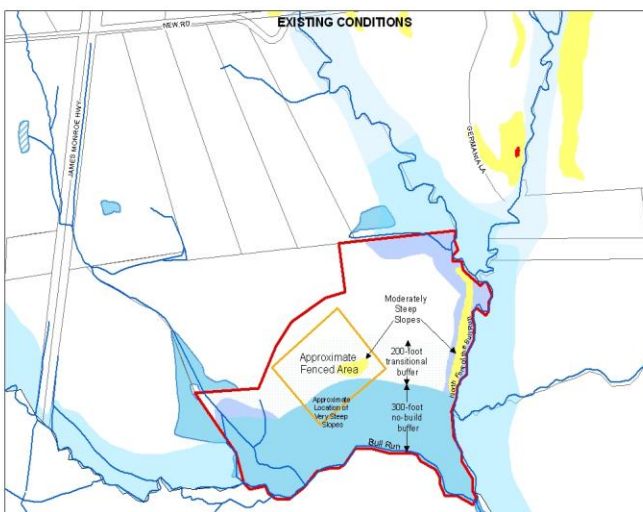
The location is selected to maximize the distance of the substation from the surrounding residential properties to the east and north while maintaining a close distance to the power lines. The nearest home lies approximately 600 feet to the north and is provided screening by an existing tree line along the shared boundary with the subject parcel in addition to a grass berm and Type IV buffer yard provided along the northern compound limits. The adjacent property to the west continues to operate as a commercial landscaping and nursery operation. While the adjacent use is commercial in nature, tree preservation areas along the western boundary and a Type IV buffer yard along the northern compound aid in screening the substation from the landscaping business. The nearest home to the east lies approximately 2,000 feet from the eastern edge of the substation and is provided significant screening by the preserved vegetation along North Fork Bull Run and Bull Run and the Type IV Buffer yard plantings.

Plan policies support the grouping of electrical facilities to the extent permitted by the law to minimize adverse impacts on the surrounding area, such as multiple substations in different locations. The location of the proposed utility substation in proximity to other electrical facilities is supported by the Plan. The proposed utility substation is compatible with the existing overhead transmission lines and support poles running through the western half of the property, and will be screened on all sides by preserved forest cover, new landscape buffer plantings, and an 8' high perimeter fence.

The facility will provide needed infrastructure for the delivery of electrical services to households and businesses in the area while mitigating visual impacts to adjacent properties. Staff finds the proposed utility substation on the subject site is supported by the land use and energy policies of the Revised General Plan.

River and Stream Corridor Resources

Plan policies call for the protection and enhancement of the County's Green Infrastructure as a vital element to the rural economy and rural way of life. The site

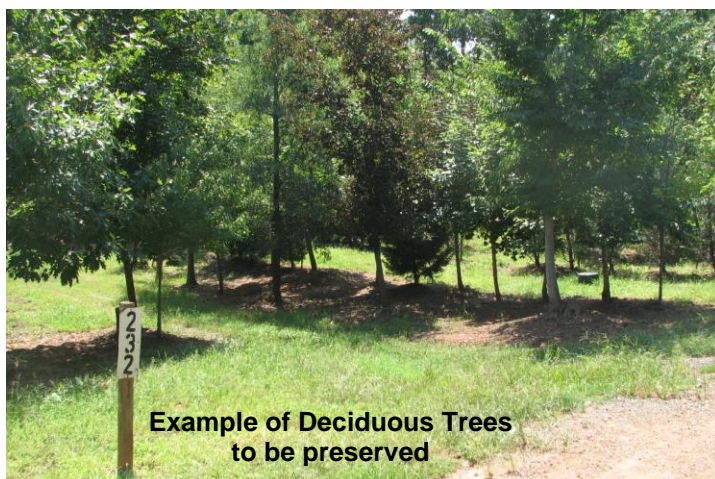


contains river and stream corridor resources as defined by the Revised General Plan. Plan policies call for a 300' no-build buffer or the river and stream corridor resource 50-foot management buffer surrounding floodplain, whichever is greater along the Bull Run in recognition of the Bull Run as an important regional water source and supplier to the Occoquan Reservoir (Revised General Plan, Chapter 5, Surface Water Policy 8, Chapter 8, Community Design Policy 13a). Plan policies also call for the maintenance of a 200-foot transitional

buffer beyond the 300' no-build buffer.

Of the 21.85 acres, 8.8 acres are located within the 300' no-build buffer along Bull Run. The proposed substation encroaches into approximately 1.5 acres of the 300' no-build buffer and approximately 1.7 acres of the 200' transitional buffer but is outside of the major floodplain and 50-foot management buffer. The Plan allows selective development within the river and stream corridor resource areas that will support or enhance the biological integrity and health of the river and stream corridor. The Plan permits the location of utilities within the no-build buffer and transitional buffer but requires that the encroachment into these areas utilize River and Stream Corridor Resource performance standards and best management practices to reduce or eliminate adverse impacts to aquatic life, riparian forest, wetlands, and historic and archaeological sites.

Staff's preference would be to shift the substation further north and east so that the limits of disturbance are entirely outside of the 300' no-build buffer and a majority of the limits outside of the 200' transitional buffer. Due to the configuration of the parcel, the removal of the substation completely outside of the 200' transitional buffer may not be possible. However, a shift in the location would position the substation closer to the residential dwellings to the north and east and result in running longer overhead connections to the power lines, resulting in additional visual impacts. The shifting of the site would also require the elimination of tree species previously planted in conjunction with the nursery and landscaping business that are proposed by the Applicant to be preserved. The Applicant recognizes that the substation encroaches into the no-build buffer and transitional buffer but has expressed their desires to retain the location of the substation as close as possible to the existing overhead lines. Any significant shifts in the substation location would require Dominion Power to reapply to the SCC. The Applicant is sensitive to environmental impacts to the Bull Run tributary and has agreed to provide certain measures to balance the encroachment into these areas.

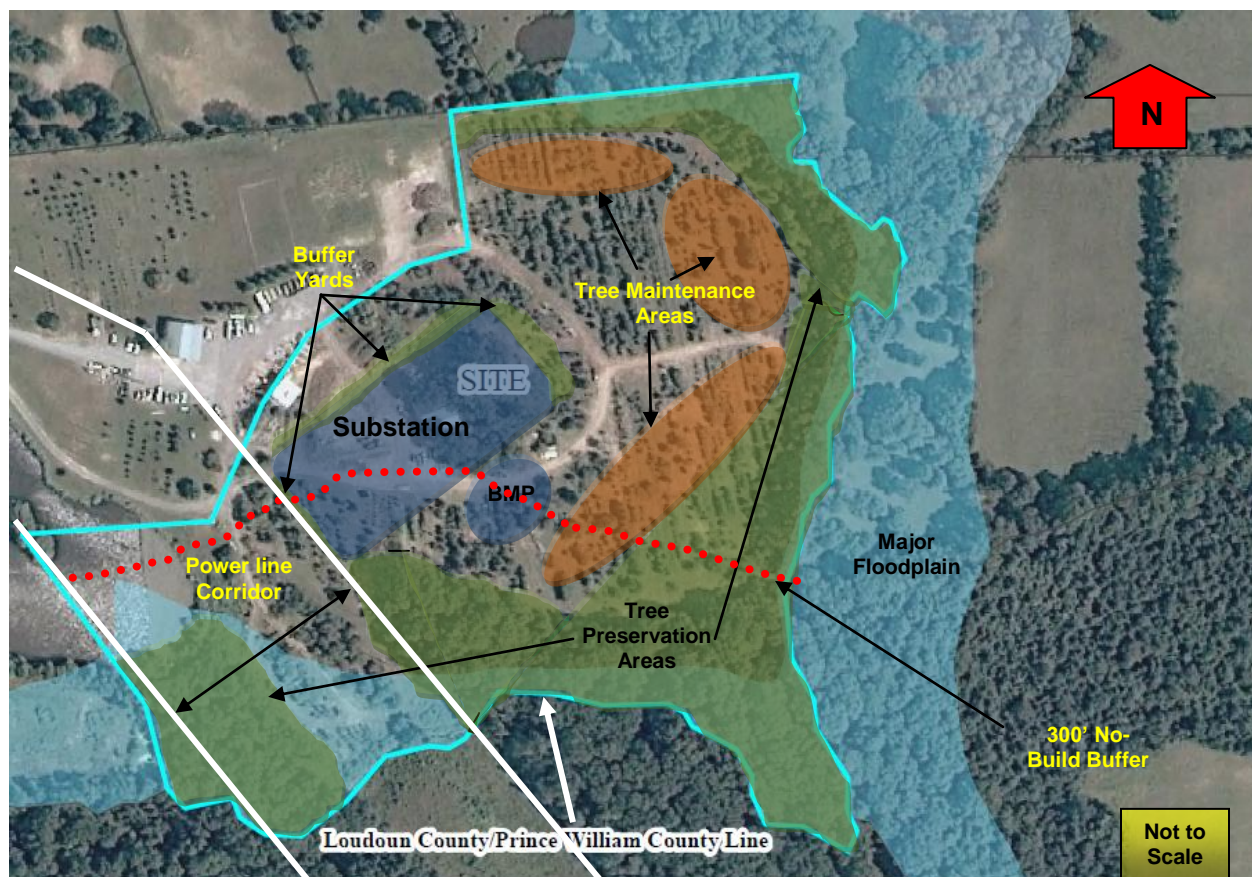


The Applicant conducted a tree inventory to identify trees most appropriate for conservation along the eastern and northern portions of the property adjacent to North Fork Bull Run and areas south of the utility substation within the 300' no-build buffer. The completion of the tree inventory identified 159 deciduous and evergreen trees that are appropriate for preservation. The deciduous tree trunk diameters generally range in size between 2.5

and 5 inches in caliper and in some cases up to 12 inches while the evergreen trees range in size between 4 and 10 feet in height, and above 20 feet in some cases. The Applicant proposes to retain the deciduous and evergreen trees along the eastern and

northern portions of the property adjacent to North Fork Bull Run in addition to preserving the existing forest cover along the banks of Bull Run and North Fork Bull Run. The Commission Permit plat illustrates the preservation of the 159 trees within "Tree Maintenance Areas" while the preserved forest cover along the North Fork Bull Run and Bull Run are identified as "Tree Preservation Areas." Approximately 7.32 acres of the 8.8 acres located within the 300' no-build buffer will remain undisturbed and will serve as a vegetated open space buffer adjoining the tributaries.

In addition, to capture water run-off from the site, a best management practice facility (BMP) will be constructed along the southeastern portion of the substation, adjacent to Bull Run. The BMP facility may use one or a combination of storage and filtering methods to include but not limited to a pond facility, an underground gravel storage/release facility, or a manufactured vault/filter system. The BMP facility will be designed to reduce the phosphorus loading in such runoff by a minimum of 35%. The BMP filtering methods will be determined at Site Plan stage in coordination with County Staff. The Applicant also proposes the installation of an oil containment system to control and collect oil within the fenced limits of the facility. The containment measures will be accomplished by a variety of methods which will be designed and reviewed during the Site Plan application review.



Mitigation Measures

The preservation of the trees along North Fork Bull Run and Bull Run, and within the 300' no-build buffer, together with the BMP facility will help filter runoff into the Bull Run tributary, aid in reducing flooding downstream, retain animal habitats, recharge groundwater, and aid reducing soil loss and erosion along the shorelines. Staff finds that the mitigation measures proposed by the Applicant protect and enhance the biological integrity and health of the river and stream corridor resources as supported by the Green Infrastructure Policies of the Plan. The utility substation on the subject site is an appropriate use within the Rural Policy Area.

Screening and Buffering

Type IV Landscape buffer areas are to be planted around the northern and eastern periphery of the substation. Existing vegetation along the southern and western perimeter of the property coupled with new plantings will be used to satisfy the buffer yard planting requirements. The existing plantings used to satisfy the Type IV buffer yard will be verified at Site Plan stage by the County Arborist. In addition, vegetative areas exist along the northern, eastern, western, and southern property boundaries that provide a second layer of screening and buffering from the adjacent residential properties and from James Monroe Highway (Route 15). An 8' foot high security fence will also be erected around the perimeter of the compound to screen the electrical equipment and control house. The preserved vegetative areas, new buffer plantings, and the 8' high perimeter fencing around the substation will aid in reducing visual impacts to the surrounding properties.

ZONING

The Property is zoned Agricultural Rural-2 (AR-2) and Transitional Residential-3 (Upper Broad Run Upper Foley (TR-3UBF), and is regulated under the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). The substation lies entirely within the AR-2 zoned portion of the property. Pursuant to Section 2-202, a utility substation-transmission is a use permitted in the AR-2 zoning district subject to the additional regulations of Section 5-616. The property is also in the Floodplain Overlay District (major), and contains areas of moderate and very steep slopes; however, no steep slopes or floodplain are impacted by the utility substation construction.

During the review of the application, staff identified several plat corrections. The applicant has revised the plat according to staff comments. One of the more significant comments dealt with portions of the substation encroaching into the 150' Scenic Creek Valley Buffer and the requirement to modify the buffer area prior to Site Plan approval. After further review of the substation location, the Applicant has shifted the substation slightly to the north and east to avoid encroaching into the Scenic Creek Valley Buffer, therefore preserving the buffer area while negating the need to request a modification at the time of Site Plan. The shifting of the substation also eliminated the encroachment into areas of steep slopes. Also as part of Zoning's review, it was noted that the Type IV buffer yard along the western limits of the substation could not be located within the existing 50' VEPCO easement. The plan has been revised to use existing vegetative

areas along the western property boundary to serve as meeting the Type IV Buffer requirement. Per Section 5-1403(B) of the Revised 1993 Zoning Ordinance, at time of Site Plan, the applicant must demonstrate that the vegetation, when supplemented by new vegetation, meets the Type IV buffer yard requirement. Zoning Staff does not have any outstanding comments.

TRANSPORTATION

Access to the substation will be through an existing fifty (50) foot Private Access and Utility Easement (DB 1686 Page 48) and a thirty (30) foot Access and Utility Easement (DB 1903 Page 1035) extending from James Monroe Highway (Route 15). James Monroe Highway (U.S. Route 15) is classified as a minor arterial by the Revised Countywide Transportation Plan (2010 CTP) and is also designated as a Virginia Byway. In the vicinity of the site, U.S. Route 15 is constructed to its ultimate two-lane (R2) local access condition with a posted speed limit at the site entrance of 55 miles per hour.

Utility Substations typically generate only a nominal amount of trips per month to conduct routine maintenance and monitoring. Due to the relatively low amount of trips anticipated, the Office of Transportation Services finds the proposal is consistent with the Revised Countywide Transportation Policies.

ENVIRONMENTAL

During the review of the application, the Environmental Review Team (ERT) requested graphical depictions of moderate and very steep slopes that are natural and man-made and depictions of the limits of disturbance needed to construct the substation. The applicant has revised the plat illustrating the areas steep slopes and the limits of the substation compound. The second submission of the Commission Permit plan shifted the substation further north and east to avoid disturbance in the natural steep slopes located along the southwestern compound perimeter. Further evaluation of the steep slope areas and adherence to the Steep Slope performance standards of Section 5-1508 will be verified at Site Plan.

| VII. ATTACHMENTS (Unless noted otherwise, attachments are not available electronically but may be obtained from the Department of Planning) | PAGE NUMBER |
|--|-----------------------------|
| 1. Review Agency Comments | |
| a. Comprehensive Planning | A-1 |
| b. Building and Development, Zoning Administration | A-11 |
| c. Health, Environmental | A-15 |
| d. Office of Transportation | A-17 |
| e. B&D, Environmental | A-20 |
| f. Fire and Rescue | A-25 |
| 2. Applicant's Revised SOJ dated January 24, 2011 | A-26 |
| 3. Applicant's Response dated 01/21/11 & 02/15/11 | A-27 |
| 4. Site Photos | A-31 |
| 5. Photosimulations | Following A-34 |
| 6. Plat dated 08/06/10 and revised through 02/14/11 | Following Photo Sims |